

Land Development Code Article 2, Zoning Districts Draft

BUILD A BETTER | WILMINGTON

May 13, 2020



Key Planning Theme

Unique Places, Captivating Spaces

The built environment encompasses places and spaces created or modified by people, including buildings, parks, land use patterns, and transportation systems.

1.4.3

When new institutional uses are permitted in residential neighborhoods, they should be designed and operated in a way that is sensitive to neighborhood issues, maintains quality of life, and enhances the services provided to the neighborhood.

1.4.1

Quality design and site planning should be promoted so that new development infill and redevelopment is implemented with minimal adverse impacts on desired character of the existing built environment.

1.4.2

New commercial development should be properly managed through the use of development regulations, the development review process, and other tools. The intent is to avoid unreasonable impacts, such as traffic, parking, litter, shadow, light, view obstruction, odor, noise, and/or vibration impacts on nearby residential areas.

1.2.2

Development should occur in a compact pattern that reinforces the efficient provision of public services and utilities, improves the performance of the transportation network, preserves open space, and reduces negative impacts of low-intensity and non-contiguous development patterns.

1.2.1

Development should create places, streets, and spaces that are visually attractive, safe, accessible, functional, inclusive, have their own distinct identities, and maintain or improve desired character.

1.6.4

Within commercial districts, development should be designed at a height, mass, scale, and form that is appropriate and provides a suitable transition to the surrounding areas.

1.7.9

Infill development should enhance or improve the existing physical development pattern of the area. The development of lots that have been historically difficult to infill or redevelop should be facilitated.

1.11.1

Land development regulations, technical standards, and development review procedures should facilitate and encourage infill and redevelopment.

Reduce Infill Development Impacts with Buffers and Transitions

The relationship of sites to one another is a critical factor in city building. The impacts of infill development and increases in density can be minimized with appropriate site design techniques. This is not limited to distance alone or thick vegetation areas, which often prevent neighborhood cohesion and walkability. Excessive distances between residential and commercial land uses have unintended consequences, such as traffic congestion.

Numerous solutions are available to achieve walkable, mixed-use centers and corridors without negatively impacting adjacent lower density areas, these are just a few:

- A Upper-floor Setback**
Design the building so that upper floors are "stepped back" from adjacent residential areas.



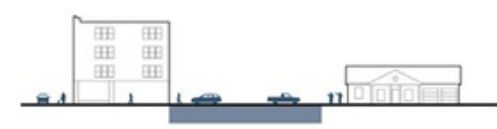
- B Greenways (Off-Street Multi-use Pathways)**
Land dedicated to greenway corridors can be used as active, linear open space between transitional densities.



- C Vegetated Buffer**
The use of heavy plantings can "screen" one site from another. Pedestrian connections can be used in some locations.



- D Parking in the Back**
Following a good urban design principle of bringing new buildings up the street can also move it away from adjacent lower density areas.



- E Alleys**
Alleys place a service corridor between two sites backing against one another. This should serve as many sites as possible, including commercial.



- F Transitional Zoning**
Zoning should strive to use moderate-density areas between high- and low-density areas. This is not limited to land use, but should also consider transitions in urban form.



BUILD A BETTER | WILMINGTON

Land Development Code Article 2, Zoning Districts

"Foster development that enhances quality of life, minimizes traffic impacts, and creates safe, attractive, inclusive development for all citizens." – Create Wilmington Comprehensive Plan

What is Changing:

- Certain districts become "legacy districts"
 - these districts may remain on the zoning map and properties may stay in that zoning district, but there would be no new rezonings to those districts
 - R-20, Residential
 - MX, Mixed Use
 - AI, Airport Industrial
 - UMX, Urban Mixed Use (Outside 1945 Corporate Limits)
 - MF-MH, Multi-family Medium-high Density
 - MF-H, Multi-family High Density
- Elimination of certain districts and overlays
 - SHOD, Special Highway Overlay District
 - PUD, Planned Use Development
 - NB, Neighborhood Business District
 - O&I-2, Office and Institutional District
 - RFMU, Riverfront Mixed Use
 - MSMU, Mainstreet Mixed Use
 - Dawson-Wooster Overlay
- Encourage missing middle housing
- Reduction in the number of special use permits, additional conditional uses
- Improved dimensional and site design standards for some districts
- Residential compatibility standards for developments adjacent to R zones
- Changes to the way streets are zoned
- Universal use table

What is NOT Changing:

- General categories of zoning districts, including residential (R, M, MH districts), mixed-use districts (UMX, RO), commercial districts (CB, RB, CS, O&I), historic districts (HDR, HD, HDMU) and industrial (LI, IND)
- No significant changes proposed for the historic districts

Formatting Improvements

- Illustrations, diagrams, charts and photos to improve understanding
- Landscape orientation
- Two columns and frequent subheadings to improve readability



Example Illustration

CITY OF
WILMINGTON
NORTH CAROLINA

www.wilmingtonnc.gov/LDC

DIVISION II. - DISTRICT REGULATIONS

Sec. 18-173. - Introduction.

This division contains the specific use and area regulations for each zoning district found in the city. The material has been divided into the following sections:

- (a) *Purpose.* The intended application for each district guiding its placement in relation to either existing or proposed development.
- (b) *Uses permitted by right.* The listing of land uses permitted by right in each district.
- (c) *Uses permitted under prescribed conditions.* Those uses allowed in a district when meeting the criteria set forth in the appropriate prescribed conditions and all other applicable requirements established in these regulations.
- (d) *Permitted by special use permit.* Uses permitted in a district subject to the issuance of a special use permit as set forth in [Article 3](#), District Regulations.
- (e) *Permitted accessory uses and structures.* Accessory uses and structures clearly incidental and subordinate to the principal use and structures, are permitted provided that they meet all requirements of this section, the requirements of [Article 6](#) of this chapter and all other applicable requirements established in these regulations.
- (f) *Development standards.* The dimensional standards, buffering requirements and other design standards for each district. The use of the various provisions for each district does not relieve any person from complying with all the requirements for the same district.
- (g) *Interpretation of permitted uses.* Because the list of permissible uses set forth in this article cannot be all inclusive, those uses that are not listed are liberally to include other uses that have similar impacts to the listed uses. Notwithstanding the foregoing sentence, all uses that are not listed, given the liberal interpretation mandated by this subsection, are prohibited. This article shall not be interpreted to allow a use in one zoning district in question is more closely related to another specified use that is permissible in other zoning districts. If a specific use is listed in one zoning district in [section 18-164](#) (excluding the MX District), it shall be excluded from the general use categories of business services, personal services, residential, and retail sales establishments.

Sec. 18-174. - Exceptions to area and height standards.

- (a) *In general.* The following requirements or regulations qualify or supplement, as the case may be, the district regulations or requirements of this chapter:
 - (1) Hospitals, schools, and religious institutions (excluding accessory uses) where permitted in a district, may be erected to a height not greater than 150 feet, except for the Central Business District.
 - (2) The following structures and features shall be exempt from the height requirements of this chapter:
 - a. Radio and television receiving antennas and support structures, provided that they shall not be erected to a height greater than 150 feet above the ground line.

the sole use of the premises.

- b. The following shall not be considered a change of use and no new zoning permit shall be required:
 - i. Commercial use to a group home or single-dwelling use; and
 - ii. Any permitted use as a part of a strip mall or multi-tenant commercial development.

E. Use Permitted in Multiple Districts with Different Standards

Uses must comply with the standards for the zoning district in which they are located.

F. Use of Dwelling Units

Where residential uses are permitted, they shall be within a dwelling unit or mobile home, as defined in this chapter and permitted within the applicable zoning district. Any group living uses, as defined in this chapter, and nonresidential uses permitted within dwelling units shall be distinguished as uses by the definitions found in Sec. 18-xx, Definitions and shall be regulated by the applicable standards.

G. Use Interpretations

The purpose of the use interpretation procedures is to provide a process for an applicant to request documentation regarding the meaning of the language in this article, the boundaries of the official zoning map, or conditions of an approval.

1. Interpretation Types

- a. Formal interpretations shall be in writing and prepared in accordance with this section. Only formal interpretations are subject to appeal as an administrative decision.
- b. Any oral or written interpretations that do not meet the requirements of this section are considered advisory interpretations, which shall not have any binding effect and are not considered administrative decisions subject to appeal.

- c. Uses shall not be interpreted to be within more than one use category.

2. Interpretation Procedure

The interpretation procedure is illustrated in Figure 18-xx, Interpretation Procedure.

Figure 18-xx: Use Interpretation Procedure

Step 1

File Application

- File application with zoning administrator
- Incomplete applications shall be rejected
- Pay applicable fee

Step 2

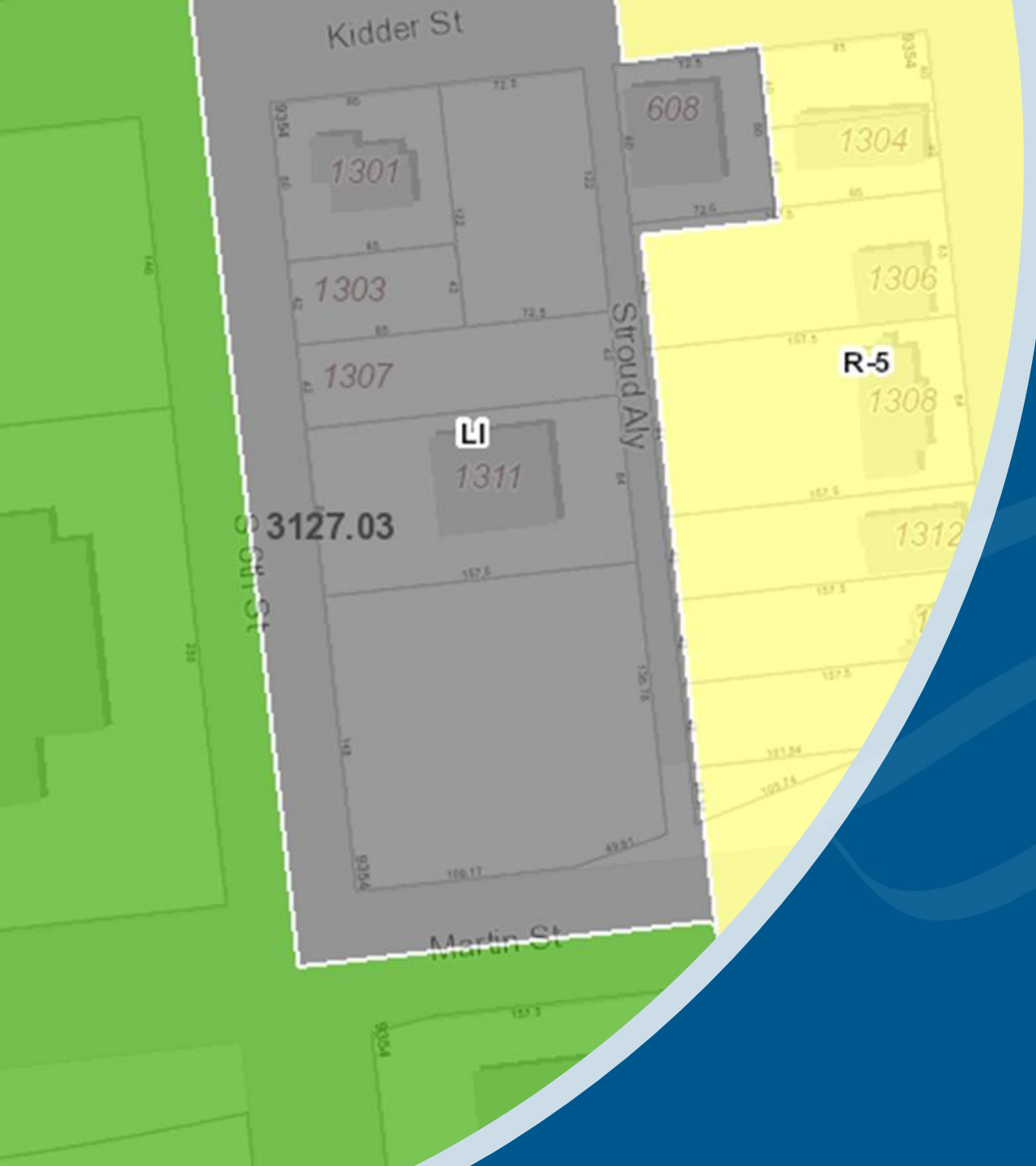
Staff Review and Decision

- The zoning administrator shall conduct necessary research
- The zoning administrator may consult with other staff, including the city attorney
- The zoning administrator shall render a decision

Step 3

Notification of Decision

- Formal interpretations shall be issued in writing
- Delivered via mail, electronic mail, or collected in person by applicant



Zoning district boundaries
would extend to the
centerline of the street



Zoning
permits
required for
new uses and
changes of
use



Certain uses would be prohibited across the city

- Concentrated animal feeding operations
- Slaughterhouses
- Some beekeeping
- Fracking
- Hazardous materials storage, transfer, handling
- Junk or salvage yard
- Landfill
- Pulp and paper products manufacturing
- Radioactive/infectious waste storage and processing
- Solid waste transfer facility
- Power plants
- Travel trailer or RV for business , office, permanent residence
- Use of boat as residence or STL

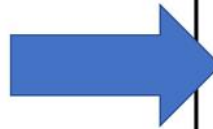


Sec. 18-190. - O&I-1, Office and Institutional District 1.

(a) *Purpose.* The purpose of the Office and Institutional Districts shall be to provide areas that are conducive to the establishment and operation of institutional, office and limited commercial activities not involving the sale of merchandise, except as provided herein. Standards are designed so that these districts, in some instances, may serve as transitions between residential districts and other commercial districts. The principal means of ingress and egress for uses in the districts shall be along collector roads, minor arterials, and/or major arterials as designated on the city's Thoroughfare Plans.

(b) *Uses permitted by right.* The following uses are permitted provided that they meet all requirements of this section and all other applicable requirements established in these regulations.

- (1) Artists, commercial including silk screening.
- (2) Assembly hall.
- (3) Banking services.
- (4) Business services.
- (5) Funeral home and crematory.
- (6) Golf course, public or private.
- (7) Hospitals, except animal hospitals.
- (8) Medical supply stores, retail.
- (9) Offices, medical.
- (10) Offices, professional.
- (11) Parks and recreation areas, municipal.
- (12) Personal services.
- (13) Post office.
- (14) Recreation facility, private.
- (15) Restaurants: standard and fast-food.
- (16) Social services, including employment offices or contractors
- (17) Spas and health clubs.
- (18) Veterinary services with enclosed pens.
- (19) Schools, college and universities.
- (20) Schools, primary and secondary.



Principal Uses	Additional Standards	A-15	A-10	A-7	A-5	A-5	MF-10	MF-17	MH-3	UM-3	HO-10	HO-15	HO-20	FN-10	UM-10	CC-10	RE-10	CS-10	O&I-1	LI-10	IND-10	CE-10
CIVIC AND INSTITUTIONAL																						
Assembly																						
Civic center or lodge, private																						
Community center	Sec. 18-10	C	C	C	C	C	C	C	C	P												
Building footprint less than 5,000 sq. ft.	Sec. 18-10	S	S	S	S	S	S	S	S	S	C											
With outdoor facilities	Sec. 18-10	S	S	S	S	S	S	S	S	C												
Entertainment and trade	Sec. 18-10	C	C	C	C	C	C	C	C	C												
Religious	Sec. 18-10	C	C	C	C	C	C	C	C	C												
Community gardens	Sec. 18-10	C	C	C	C	C	C	C	C	C												
Correctional facilities	Sec. 18-10																					
Day care, adult or child	Sec. 18-10	C	C	C	C	C	C	C	C	C												
Domestic, transient, temporary house	Sec. 18-10																					
Government facilities, outside of rights-of-way	Sec. 18-10	C	C	C	C	C	C	C	C	S												
Group day facility	Sec. 18-10	C	C	C	C	C	C	C	C	C												
Health center	Sec. 18-10	C	C	C	C	C	C	C	C	C												
Library	Sec. 18-10	C	C	C	C	C	C	C	C	C												
Museum, cultural arts center	Sec. 18-10	C	C	C	C	C	C	C	C	C												
Public park, playground, ball range	Sec. 18-10	P	P	P	P	P	P	P	P	P												
Recreation facility, neighborhood	Sec. 18-10	P	P	P	P	P	P	P	P	P												
Rehabilitation facility	Sec. 18-10																					
Schools	Sec. 18-10																					
College or university	Sec. 18-10																					
Primary and secondary	Sec. 18-10	C	C	C	C	C	C	C	C	C												
Trade, business, technical, and vocational	Sec. 18-10																					
Solar farm	Sec. 18-10																					
Utilities and public facilities	Sec. 18-10																					
Maple	Sec. 18-10																					
Minor	Sec. 18-10	C	C	C	C	C	C	C	C	C												
Wind energy farm	Sec. 18-10																					
Waters, recreational on facilities and towers	Sec. 18-10	C	C	C	C	C	C	C	C	C												
COMMERCIAL																						
Alternative financial services	Sec. 18-10																					
Animal hospital, veterinary clinic																						
With outdoor pens or runs	Sec. 18-10																					
With outdoor pens or runs	Sec. 18-10																					
Art gallery	Sec. 18-10																					
Infused food and beverage production	Sec. 18-10																					
Auction house	Sec. 18-10																					
Bank and financial institutions																						
Cemetery																						
Commercial recreation, indoor																						
Drop-in care, child or adult	Sec. 18-10																					
Electronic gaming establishment	Sec. 18-10																					
General, large, building footprint greater than 2,000 sq. ft.	Sec. 18-10																					
General, small, building footprint less than 2,000 sq. ft.	Sec. 18-10																					
Commercial recreation, outdoor																						
General, large, building footprint greater than 2,000 sq. ft.	Sec. 18-10																					
General, small, building footprint less than 2,000 sq. ft.	Sec. 18-10																					
Golf course	Sec. 18-10																					

Universal use
table
+
Use tables by
district

Section 18-64. Commercial Use Table

The following uses are permitted as principal uses in commercial districts if required applicable conditions and approvals can be met. Uses not listed in this table are prohibited in these

districts, pursuant to Section 18-xx, Uses. For permitted accessory uses, refer to Sec. 18-xx, Accessory Uses.

Table 18-xx: Use Table for Commercial Districts

Key: P = permitted, C = permitted with conditions, S = special use permit required, Blank = prohibited in district

	Additional Standards	CB	RB	CS	O&I
CIVIC AND INSTITUTIONAL					
Assembly					
Civic club or lodge, private		P	P	P	P
Community center		P	P	P	P
Entertainment and trade		P	P	P	P
Religious		P	P	P	P
Day care, adult or child	Sec. 18-xx	C	C	C	C
Dormitory, fraternity, sorority house	Sec. 18-xx				C
Government facilities outside of rights-of-way	Sec. 18-xx	C	C	C	C
Group day facility	Sec. 18-xx	C	C	C	C
Hospital	Sec. 18-xx				C
Library		P	P	P	P
Museum/cultural arts center		P	P	P	P
Public parks, playgrounds, boat ramps		P	P	P	P
Rehabilitation facility	Sec. 18-xx	C			P
Schools					
College or university					P
Primary and secondary	Sec. 18-xx	C	C		C
Trade, business, technical, and vocational			P	P	P
Utilities and public facilities					
Major	Sec. 18-xx		C	C	C
Minor	Sec. 18-xx	P	P	C	C
Wind energy farm	Sec. 18-xx		S	S	S
Wireless telecommunication facilities and towers	Sec. 18-xx	C	C	C	C
COMMERCIAL					
Alternative financial services	Sec. 18-xx		C	C	
Animal hospital, veterinary clinic					
No outdoor pens or runs		P	P	P	P

Reduction in occurrence of SUPs

From approximately 86 occurrences to approximately 22 occurrences

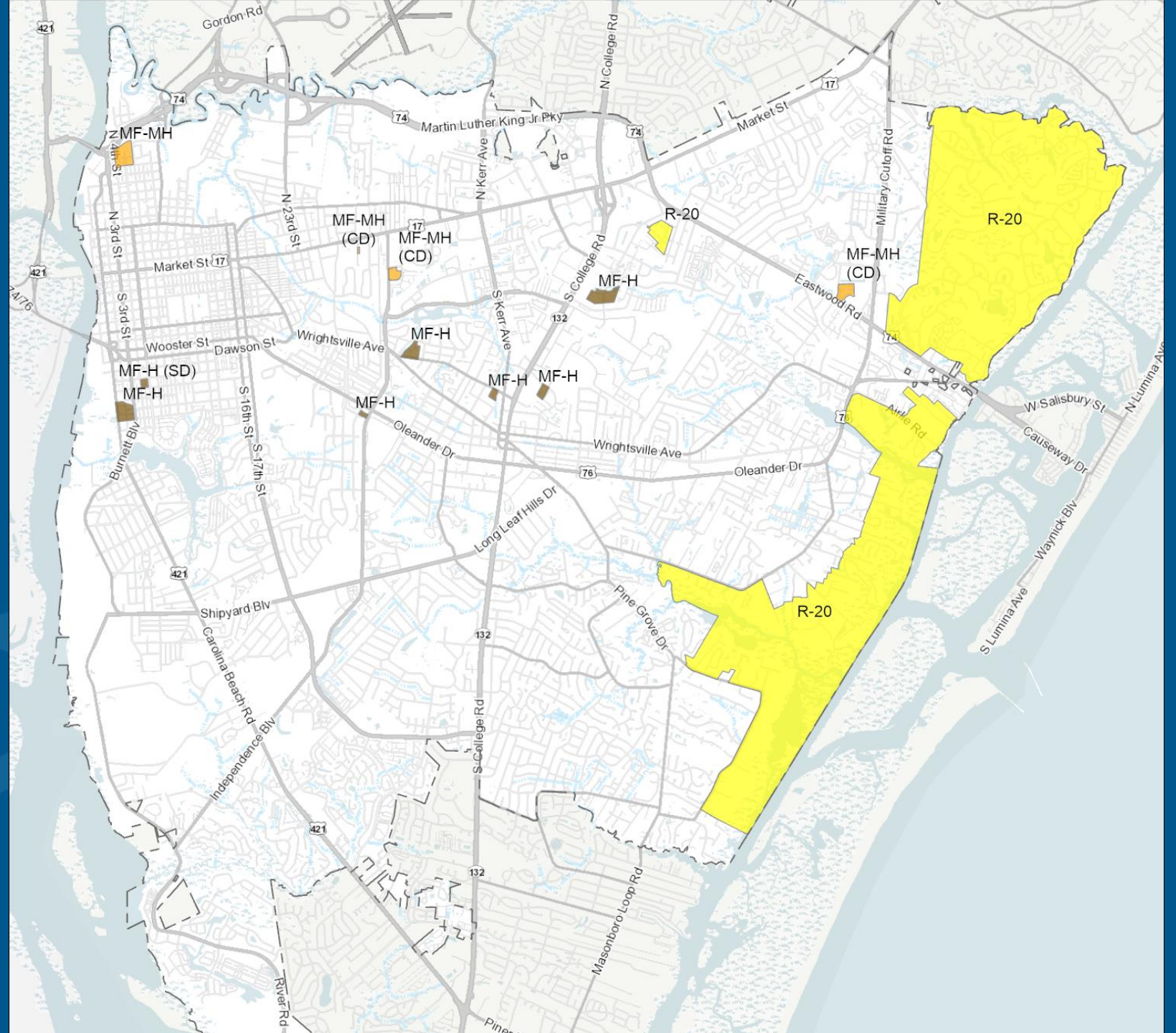
Current District	Proposed District
R-20	Legacy District
R-15, R-10, R-7, R-5, R-3	No change
MHP, Mobile Home Park	Remains, MH, Manufactured Housing
MF-L, Multifamily-Low Density	Remains, MD-10, Multiple Dwelling-10
MF-M, Multifamily-Medium Density	Remains, MD-17, Multiple Dwelling-17
MX, Mixed Use	Legacy District
PD, Planned Development	Eliminated
HD, HD-R, HD-MU	No change
O&I-1, Office & Institutional-1	Remains, O&I
O&I-2, Office & Institutional-2	Eliminated
NB, Neighborhood Business	Eliminated
MSMU, Main Street Mixed Use	Eliminated; Rezone to UMX

*No change indicates no change to the name or general function of the district; there may be specific changes within the district

Current District	Proposed District
CB, Community Business	No change
RB, Regional Business	No change
CBD, Central Business District	No change
CS, Commercial Services	No change
LI, Light Industrial	Remains, LI, Light Industry
IND, Industrial	Remains, IND, General Industry
AI, Airport Industrial	Legacy
CEM, Cemetery	No change
RFMU, Riverfront Mixed Use	Eliminated, Rezone to UMX or other
UMX, Urban Mixed Use	Remains unchanged with 1945 CL Legacy outside 1945 CL

*No change indicates no change to the name or general function of the district; there may be specific changes within the district

Division 2 – Residential Districts



From four MF
districts to
two multiple
dwelling
districts



Duplex and triplex permitted in R-7 district

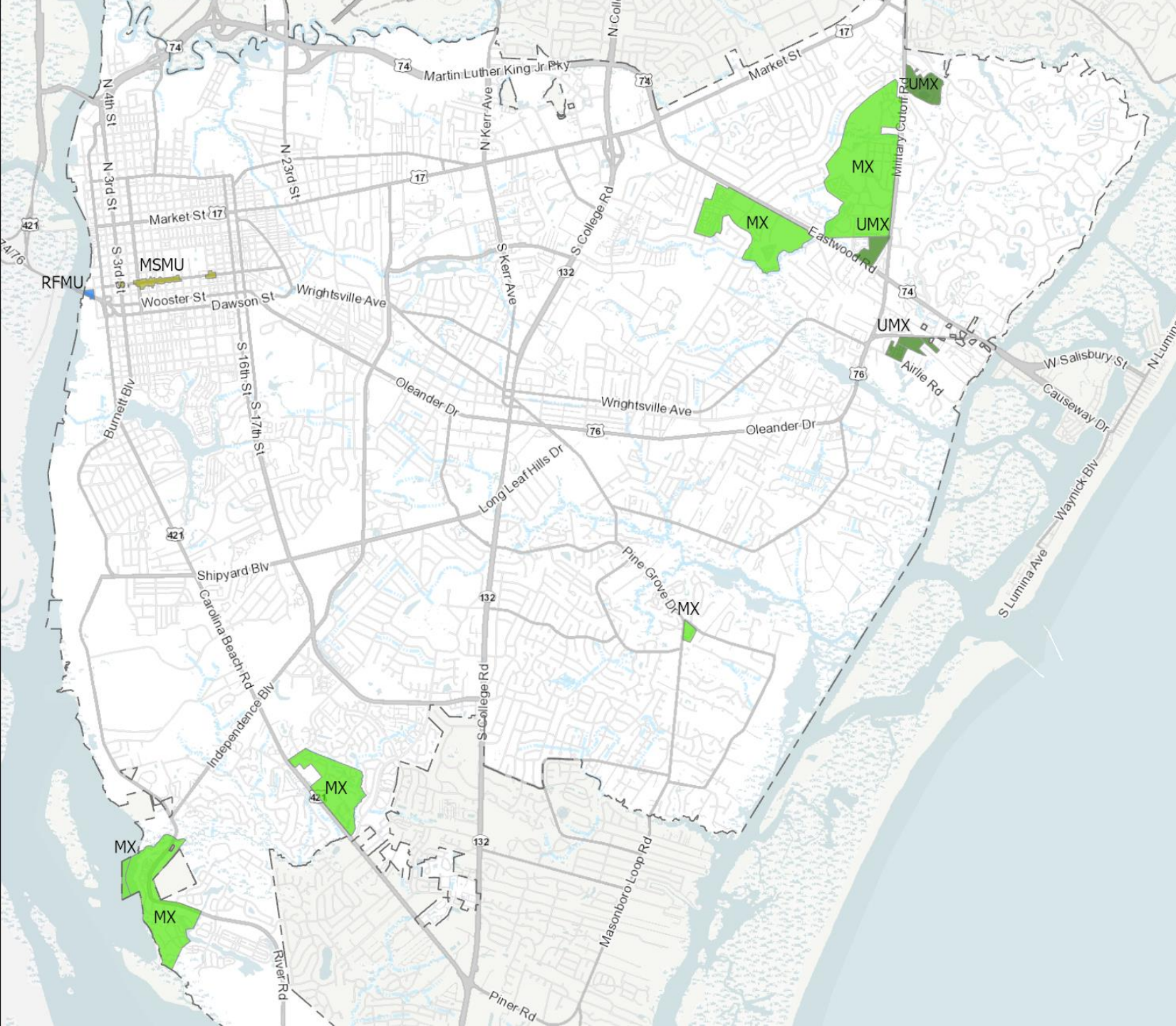


District	Proposed Front Setback	Current Front Setback	Proposed Lot Area	Current Lot Area	Proposed Building Footprint	Current Lot Coverage
R-15	20 feet	30 feet	15,000 sq ft	15,000 sq ft	50%	50%
R-10	15 feet	30 feet	10,000 sq ft	10,000 sq ft	50%	50%
R-7	10 feet	30 feet	7,000 sq ft	7,000 sq ft	50%	50%
Duplex			9,800 sq ft	N/A		
Triplex			10,500 sq ft	N/A		
R-5	10 feet	20 feet	5,000 sq ft	5,000 sq ft	None	50%
Duplex			7,000 sq ft	7,500 sq ft		
Triplex			10,500 sq ft	12,000 sq ft		
Quadraplex			10,500 sq ft	17,500 sq ft		
R-3	10 feet	10 feet	0	0	None	50%
Duplex			4,000 sq ft	4,500 sq ft		
Triplex			6,000 sq ft	7,500 sq ft		
Quadraplex			6,000 sq ft	10,500 sq ft		

Manufactured Housing District	Proposed Regulations	Current Regulations
Density	4,000 sq ft per dwelling unit 10.9 mobile homes per acre	11 units per acre
Minimum lot area (residential use)	4,000 sq ft (individual lots) 1 acre (park)	References New Hanover County Ordinance
Minimum lot area (nonresidential use)	10,000 sq ft	
Minimum open space	10% (induvial lots) 15% (park)	
Setbacks	10 feet (all)	
Spacing	20 feet between homes 15 feet between home and structure or building	
Maximum height	35 feet	



New site
design
standards for
multiple
dwelling and
manufactured
housing
districts



RFMU and MSMU
to be eliminated
and property
rezoned

PD district
eliminated

UMX (outside 1945
CL), MX to become
legacy districts

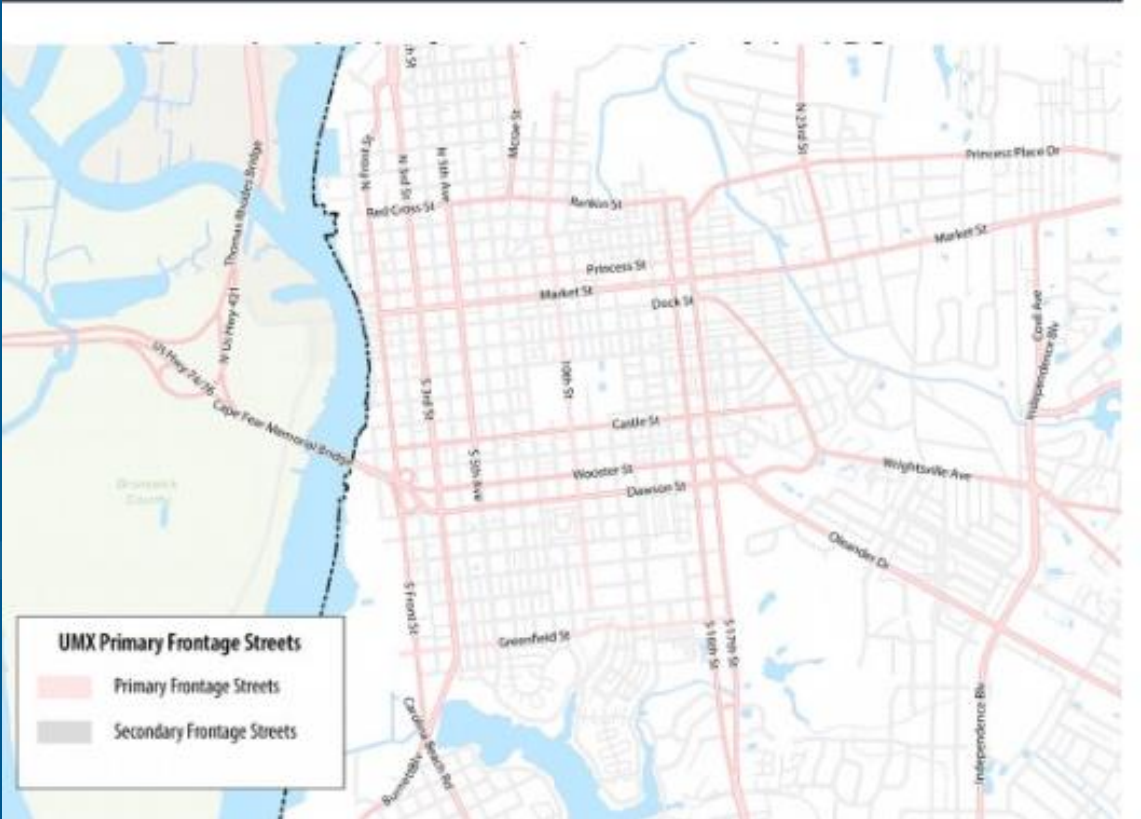
Division 3 – Mixed-use Districts



Enhanced
design
standards for
UMX

Division 3 – Mixed-use Districts
2-40

Figure 18.xx UMX Primary Frontage Street



Enhanced design standards for UMX

	Proposed Minimum Lot Area	Current Minimum Lot Area
HD, Historic District	2,000 sq ft 4,000 sq ft (duplex) 6,000 sq ft (triplex) 8,000 sq ft (quad) 3,000 sq ft (per unit, townhouse) 10,000 sq ft (multiple dwelling)	2,100 sq ft 6,008 sq ft (duplex) 9,012 sq ft (triplex) 12,106 sq ft (quad) None (per unit, townhouse/multiple dwelling)
HDMU, Historic District Mixed Use	2,000 sq ft 4,000 sq ft (duplex) 6,000 sq ft (triplex) 8,000 sq ft (quad) 3,000 sq ft (per unit, townhouse) 10,000 sq ft (multiple dwelling)	2,100 sq ft 6,008 sq ft (duplex) 9,012 sq ft (triplex) 12,016 sq ft (quad) None (townhouse/multiple dwelling)
HDR, Historic District Residential	2,000 sq ft 4,000 sq ft (duplex) 6,000 sq ft (triplex) 8,000 sq ft (quad) 2,000 sq ft (per unit, townhouse) None (multiple dwelling)	2,100 sq ft 6,008 sq ft (duplex) 9,012 sq ft (triplex) 12,016 sq ft (quad) None (townhouse/multiple dwelling)

	Proposed Maximum Building Height	Current Maximum Building Height
HD, Historic District	55 feet	None
HDMU, Historic District Mixed Use	55 feet	None
HDR, Historic District Residential	35 feet	None

Any parking deck built in HD or HDMU to have commercial uses on the ground floor



CBD
regulations to
come

Division 5 – Form Districts

Sec. 18-187. - HD, Historic District.

Sec. 18-188. - HD-MU, Historic District-Mixed Use.

Sec. 18-189. - HD-R, Historic District-Residential.

Sec. 18-190. - O&I-1, Office and Institutional District 1.

Sec. 18-191. - O&I-2, Office and Institutional District 2.

Sec. 18-192. - NB, Neighborhood Business District.

Sec. 18-193. - MSMU, Main Street Mixed Use.

Sec. 18-194. - CB, Community Business District.

Sec. 18-195. - RB, Regional Business District.

Sec. 18-196. - CBD, Central Business District.

Sec. 18-197. - CS, Commercial Services District.

such regulations specific references to the South 17th Street Study Area Plan shall be disregarded.

Sec. 18-187. - HD, Historic District.



The Historic District (HD) is hereby established pursuant to G.S. Ch. 160A, [Art. 19](#).

- (a) *Purpose.* The purpose of the Historic District (HD) (known as the "Theater Historic District") is to protect and conserve the heritage of the city, county, and state; to safeguard the character and heritage of the city by preserving the district as a whole and individual property therein that embodies important elements of its social, economic, political or architectural history; to promote the conservation of such district for the education, pleasure and cultural enrichment of residents of the district and the city, county, and state as a whole; and to stabilize and enhance the property values throughout the Historic District as a whole, thus contributing to the improvement of the general health and welfare of the City of Wilmington and the residents of the Historic District.
- (b) *Uses permitted by right.* The following uses are permitted by right in the Historic District, provided that they meet all requirements of this section and all other applicable requirements established in these regulations:
- (1) Duplex.
 - (2) Reserved.
 - (3) Offices for use by historic foundation controlling or owning a historic structure.
 - (4) Single-family, detached.
 - (5) Triplex.
 - (6) Quadraplex.
- (c) *Uses permitted under prescribed conditions.* The following uses are permitted provided that they meet all requirements of this section, [Article 6](#), and all other applicable requirements established in these regulations.
- (1) Group home supportive, medium.
 - (2) Group home supportive, small.
 - (3) Family care home.
 - (4) Homestay lodging.

Elimination of O&I-2, NB districts

Dimensional Standards

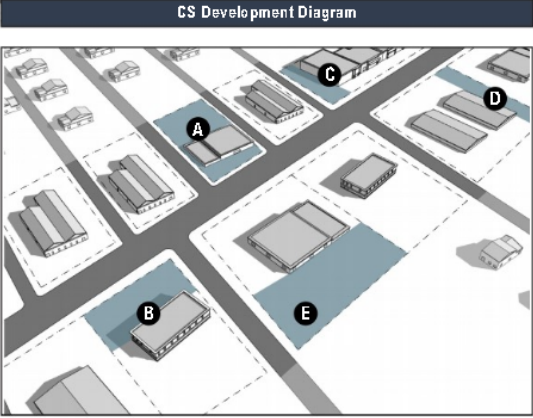
Dimensional Requirement	Zoning District	Proposed Standard	Current Standard
Lot Area	CB	None	½ acre
	RB	22,000 sq ft	1 acre
	CS	15,000 sq ft	7,500 sq ft
	O&I	15,000 sq ft	15,000 sq ft
Lot Width	CB	50 feet	80 feet
	RB	80 feet	100 feet
	CS	80 feet	65 feet
	O&I	80 feet	80 feet

Dimensional Standards

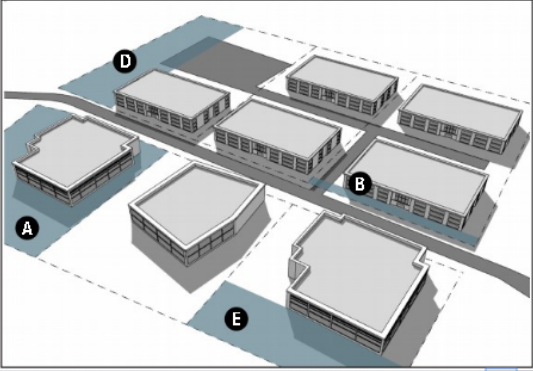
Dimensional Requirement	Zoning District	Proposed Standard	Current Standard
Front Setback	CB	10 feet	20 feet
	RB	20 feet	25 feet
	CS	20 feet	35 feet
	O&I	20 feet	20 feet
Height	CB	45 feet	45 feet
	RB	45 feet	35 feet
	CS	35 feet	35 feet
	O&I	45 feet	45 feet

Dimensional Standards

Zoning District	Proposed Optional Height Increase	Current Optional Height Increase	Proposed Max Building Footprint	Current Max Lot Coverage
CB	None	None	30%	30%
RB	96 feet	96 feet with increased setbacks	40%	40%
CS	None	96 feet with increased setbacks	None	None
O&I	96 feet	75 feet with SUP	40%	40%



CS Development Diagram

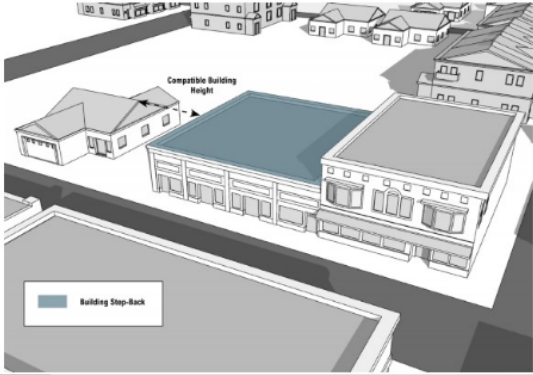


O&I Development Diagram

A. Optional Building Height Increase
In the RB and O&I districts, building height may be increased above the by-right height, provided the following standards are met:

1. Design
New buildings or developments that increase the by-right height shall provide a development transition using at least one of the following techniques:
 - a. Graduated building height and mass in the form of building step-backs (see Figure 18-xx, Graduated Building Height Transition); or
 - b. For that portion of the building above the by-right height, buildings shall be setback from residential lot lines at a ratio of one foot for every foot of building height. For example, a 60-foot tall building, the portion of the building from 45.1 feet to 60 feet in height shall have a 60-foot setback from any lot line shared with residential zoning.

Figure 18-xx Graduated Building Height Transition



Division 6. Commercial Districts

City of Wilmington Land Development Code Draft 2.17.2020
Article 2 Zoning Districts

Enhanced standards for height increase

Reduce Infill Development Impacts with Buffers and Transitions

The relationship of sites to one another is a critical factor in city building. The impacts of infill development and increases in density can be minimized with appropriate site design techniques. This is not limited to distance alone or thick vegetation areas, which often prevent neighborhood cohesion and walkability. Excessive distances between residential and commercial land uses have unintended consequences, such as traffic congestion.

Numerous solutions are available to achieve walkable, mixed-use centers and corridors without negatively impacting adjacent lower density areas, these are just a few:

A Upper-floor Setback

Design the building so that upper floors are "stepped back" from adjacent residential areas.



B Greenways (Off-Street Multi-use Pathways)

Land dedicated to greenway corridors can be used as active, linear open space between transitional densities.



C Vegetated Buffer

The use of heavy plantings can "screen" one site from another. Pedestrian connections can be used in some locations.



D Parking in the Back

Following a good urban design principle of bringing new buildings up the street can also move it away from adjacent lower density areas.



E Alleys

Alleys place a service corridor between two sites backing against one another. This should serve as many sites as possible, including commercial.

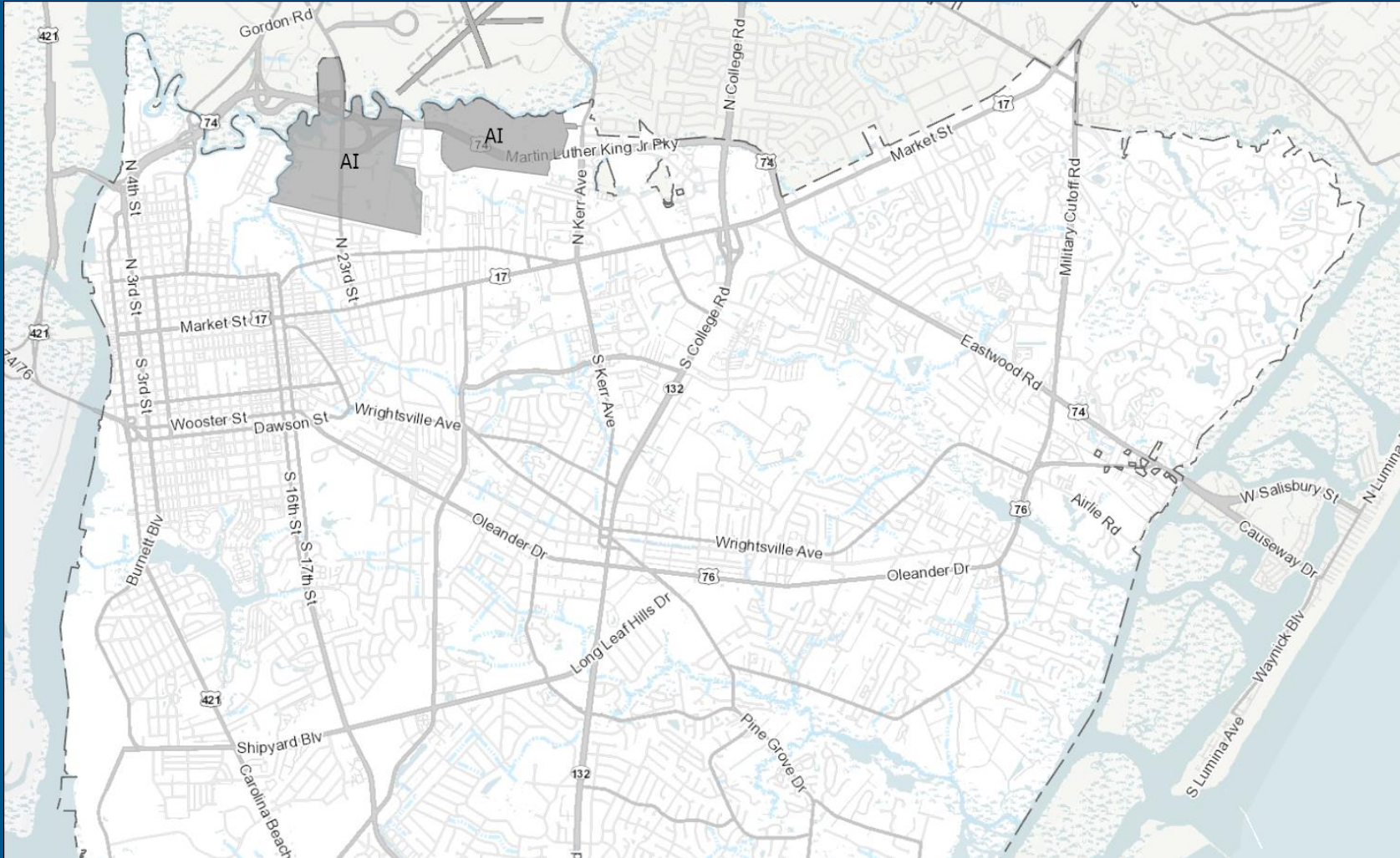


F Transitional Zoning

Zoning should strive to use moderate-density areas between high- and low-density areas. This is not limited to land use, but should also consider transitions in urban form.



Residential compatibility standards



AI to become
legacy district

Dimensional Standard	Zoning District	Proposed Standard	Current Standard
Minimum Lot Area	LI	20,000 sq ft	None
	IND	1 acre	None
Front Setback	LI	25 feet	50 feet
	IND	25 feet	50 feet
Building Height	LI	45 feet	
	IND	45 feet	35 feet
Optional Height Increase	LI	96 feet	96 feet with increased setbacks
	IND	96 feet	96 feet with increased setbacks

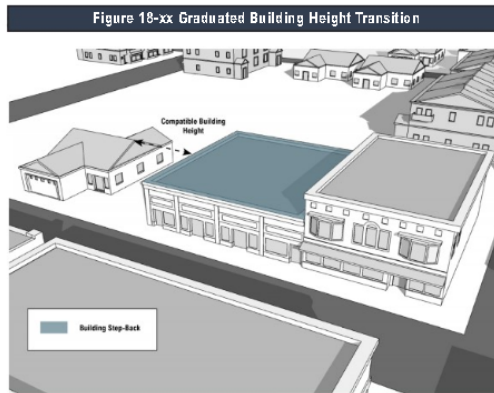
B. Optional Building Height Increase

In the LI and IND districts, building height may be increased above the by-right height, provided the following standards are met. Along designated streets, frontage standards shall also apply, per Section 18-xx Frontage Standards:

1. Design

New buildings or developments that increase the by-right height shall provide a development transition using at least one of the following techniques:

- a. Graduated building height and mass in the form of building step-backs (see Figure 18-xx, Graduated Building Height Transition); or



- b. For that portion of the building above the by-right height, buildings shall be setback from residential lot lines at a ratio of one foot for every foot of building height. For example, a 60-foot tall building, the portion of the building from 45.1 feet to 60 feet in height shall have a 60-foot setback from any lot line shared with residential zoning.

C. Residential Compatibility Standards

When LI and IND uses are proposed on lots adjacent residential zoning, the following standards shall apply:

1. Use limitations

The following uses or features shall be prohibited within 200 feet of residential zoning, as measured from the feature to the residential lot line.

- a. Public address/loudspeaker systems
- b. Outdoor storage
- c. Uses for which delivery of inventory or merchandise is provided via tractor trailers

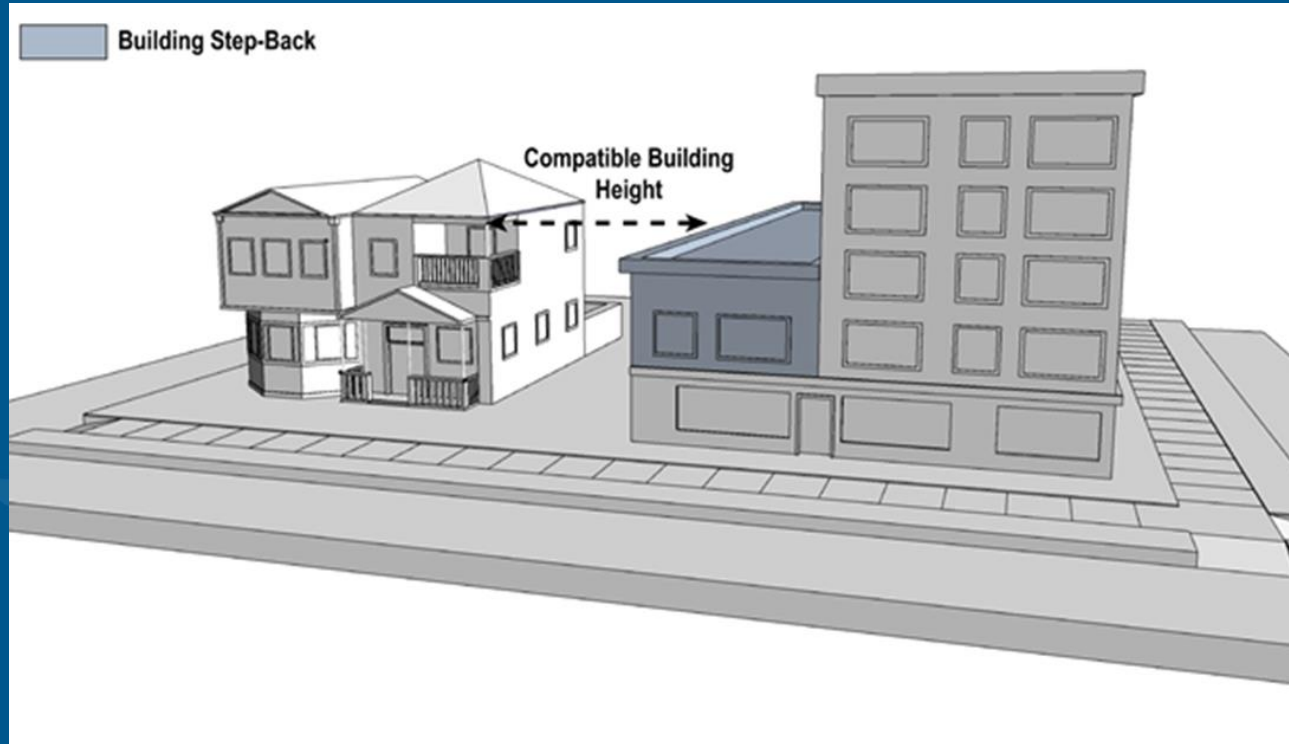
2. Parking

Off-street parking shall not be located within 50 feet of a lot line shared with residential zoning.

3. Relationship to surrounding uses

- a. Multi-building developments shall be configured to place the tallest and largest buildings within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential uses.
- b. Horizontally-integrated mixed-use developments shall locate nonresidential uses away from lots zoned for single-dwelling.

Enhanced standards for height increase



Residential compatibility standards



Updates to Wrightsville Avenue Corridor Overlay standards

Legacy Districts

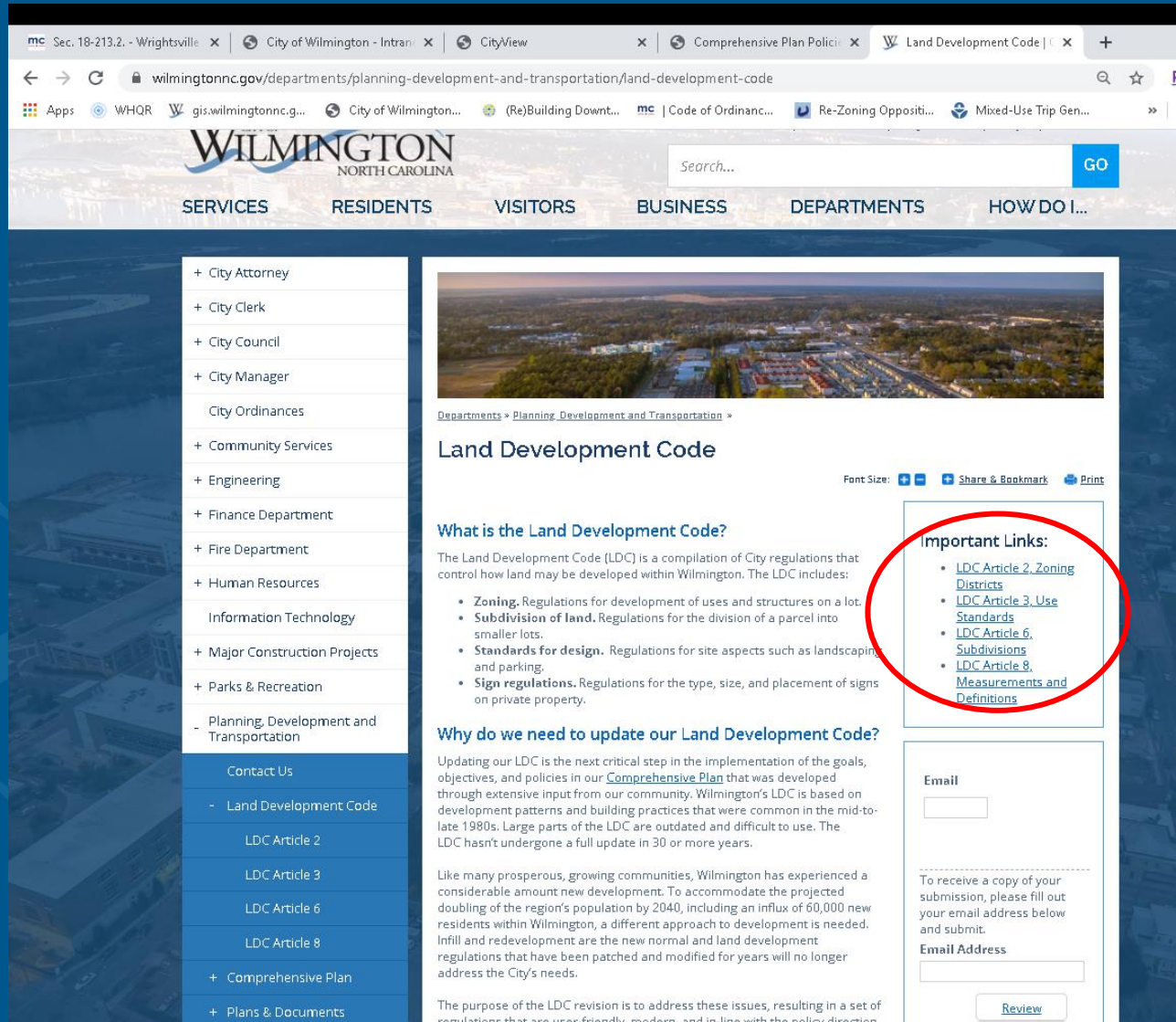
Section 18-47: Legacy Districts

Upon the effective date of this ordinance, the following districts shall become legacy districts. Any property zoned as legacy district, zoned as such prior to the adoption of this ordinance, shall conform to the standards of the land development code in effect as of (date). Any property zoned as a legacy district shall be shown on the official zoning map with an (L) following the zoning district name (e.g., R-20(L), MF-MF(L)). New legacy districts shall not be added to the zoning map.

Table 18-xx Legacy Districts

Legacy District	Comparable Alternative District
MX, Mixed-use District	Form District or commercial district with mixed-use option
UMX, Urban Mixed-use District (Outside the 1945 Corporate Limits)	Form District or commercial district with mixed-use option
MF-MH, Multiple Family Residential, Medium-High Density	MF-17
MF-H, Multiple Family Residential, High Density	MF-17
R-20, Residential District	R-15
AI, Airport Industrial District	LI or IND

www.wilmingtonnc.gov/LDC



The screenshot shows the City of Wilmington's Land Development Code (LDC) website. The browser address bar displays `wilmingtonnc.gov/departments/planning-development-and-transportation/land-development-code`. The page header includes the City of Wilmington logo and a search bar. The navigation menu on the left lists various city departments and services, with 'Land Development Code' highlighted. The main content area features an aerial photograph of Wilmington and the title 'Land Development Code'. Below the title, there is a section titled 'What is the Land Development Code?' and another titled 'Why do we need to update our Land Development Code?'. A sidebar on the right contains 'Important Links' circled in red, listing links to LDC Article 2, LDC Article 3, LDC Article 6, LDC Article 8, and LDC Article 9. The sidebar also includes an 'Email' section with a text input field and a 'Review' button.

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Land Development Code

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What is the Land Development Code?

The Land Development Code (LDC) is a compilation of City regulations that control how land may be developed within Wilmington. The LDC includes:

- **Zoning.** Regulations for development of uses and structures on a lot.
- **Subdivision of land.** Regulations for the division of a parcel into smaller lots.
- **Standards for design.** Regulations for site aspects such as landscaping and parking.
- **Sign regulations.** Regulations for the type, size, and placement of signs on private property.

Why do we need to update our Land Development Code?

Updating our LDC is the next critical step in the implementation of the goals, objectives, and policies in our [Comprehensive Plan](#) that was developed through extensive input from our community. Wilmington's LDC is based on development patterns and building practices that were common in the mid-to-late 1980s. Large parts of the LDC are outdated and difficult to use. The LDC hasn't undergone a full update in 30 or more years.

Like many prosperous, growing communities, Wilmington has experienced a considerable amount new development. To accommodate the projected doubling of the region's population by 2040, including an influx of 60,000 new residents within Wilmington, a different approach to development is needed. Infill and redevelopment are the new normal and land development regulations that have been patched and modified for years will no longer address the City's needs.

The purpose of the LDC revision is to address these issues, resulting in a set of regulations that are user-friendly, modern, and in-line with the policy direction.

Important Links:

- [LDC Article 2, Zoning Districts](#)
- [LDC Article 3, Use Standards](#)
- [LDC Article 6, Subdivisions](#)
- [LDC Article 8, Measurements and Definitions](#)

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